

### **Sec. 6.1083. Amended Development Standards**

Amended development standards may be approved, in accordance with Section 6.1083A. or B. below, upon finding that the amended development standards are in conformance with Section 6.1011 purpose, of the environmentally sensitive lands regulation, and in order to encourage sensitivity to site conditions and to provide flexibility in site planning.

- A. *Development Review Board Public Hearing process.* The Development Review Board may approve amended development standards for the underlying zoning district concurrently with the preliminary plat approval, **A LAND DIVISION SUBMITTAL, BUILDING SITE PLANS FOR INDIVIDUAL LOTS THAT WERE NOT ESTABLISHED THROUGH A RECORDED PLAT, OR FOR THOSE LOTS ESTABLISHED IN A RECORDED PLAT PRIOR TO THE OVERLAY OF THE ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE (ESLO)** subject to the following: **FOR INDIVIDUAL BUILDING SITE PLANS, THE APPROVAL SHALL BE DELEGATED TO THE PLANNING AND ZONING GENERAL MANAGER AND THE DEPUTY CITY MANAGER, SUBJECT TO APPEAL BY THE APPLICANT TO THE DEVELOPMENTB REVIEW BOARD**

1. Application and public hearing procedures of Section 1.900.
2. The existing zoning district and proposed use is for single-family dwellings.
3. The base density in Table B has not been exceeded.
4. The minimum area of the **PRELIMINARY PLAT** development is ten (10) gross acres. **FOR INDIVIDUAL LOTS THE MINIMUM AREA SHALL BE THE MINIMUM LOT SIZE REQUIRED BY THE UNDERLYING ZONING DISTRICT. THE MINIMUM AREA OF A LAND DIVISION SHALL BE DETERMINED BY THE MINIMUM LOT SIZE OF THE UNDERLYING DISTRICT.**
5. The minimum lot sizes **WITHIN A PRELIMINARY PLAT OR LAND DIVISION** may be reduced by no more than twenty-five (25) percent of the minimum lot size required in the underlying district.
6. Minimum setbacks and minimum distance between buildings of the applicable zoning district requirements may be reduced by no more than twenty-five (25) percent. In no case shall the setback of a garage or carport that opens towards the street be less than twenty (20) feet from the back of curb, or when present, the back of sidewalk. The minimum side yard or rear yard, where the side or rear yard is adjacent to designated open space tracts may be reduced to five (5) feet. Setbacks on the perimeter of the **PRELIMINARY PLAT OR LAND DIVISION** development project shall be equal to or greater than those imposed by the existing zoning on parcels within fifty (50) feet of the perimeter of the **PRELIMINARY PLAT OR LAND DIVISION** development project. **THE**

**MINIMUM PERIMETER WALL SETBACK AS REQUIRED IN SEC. 6.1071.A.3.d. MAY BE REDUCED TO TEN (10) FEET.**

7. Minimum lot width may be reduced by no more than twenty-five (25) percent of the minimum lot width required in the underlying district. However, if the applicant can demonstrate that a flag lot design better achieves the purposes of the ESL Overlay District, flag lots with a minimum width of twenty (20) feet may be approved.
8. If the underlying zoning is R1-18, R1-10 R1-7 or R1-5, one (1) of the side yard setbacks may be zero (0), provided that the dwellings are constructed as single-family detached homes. The minimum distance between buildings is five (5) feet.
9. The **PRELIMINARY PLAT OR LAND DIVISION** development must be served by public or private water and sanitary sewer facilities if the minimum lot sizes are less than sixty thousand (60,000) square feet.
10. The amended development standards are approved concurrently with the preliminary plat, **LAND DIVISION OR BUILDING SITE PLAN APPROVAL.**
11. The required common open space is to be permanently maintained as natural open space as demonstrated in documents satisfactory to the City Attorney prior to the issuance of any permits.
12. Demonstrate compliance with the design criteria stated in Section 6.205 for planned residential development.
13. Any modified standards for the development shall be recorded on the final plat, **THE RECORDED LAND DIVISION DOCUMENT, OR ON THE INDIVIDUAL LOT WHERE THE LOT IS NOT LOCATED WITHIN A PRELIMINARY PLAT AS DESCRIBED HEREIN.**
14. The applicant shall demonstrate to the satisfaction of the Development Review Board that the modifications better achieve the purposes of ESL in Section 6.1010 than the existing standards.
15. **APPLICATIONS FOR AMENDED STANDARDS ON INDIVIDUAL LOTS SHALL BE ACCOMPANIED WITH A COMPLETE SITE PLAN FOR THE MAIN RESIDENCE AS WELL AS ALL OTHER PROPOSED IMPROVEMENTS TO THE SITE.**

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**Sec. 6.1090. ESL Submittal Requirements**

**Sec. 6.1091. All applications.**

- A. In addition to any other information required by the Scottsdale Zoning Ordinance (Ordinance No. 455, as amended) and the Scottsdale Revised Code, applications for development approval under ESL shall include the following:

1. *Base submittal requirements for all projects:*

- a. Location and size of project boundaries, including any phasing plans.
- b. Project description.
- c. A.L.T.A. survey.
- d. Site development plan showing all existing and proposed construction, including density calculations.
- e. Aerial map.
- f. Site plan superimposed on the aerial map.
- g. Topography map (two (2) foot contours intervals).
- h. Slope analysis superimposed on the topography map with NAOS calculation table.
- i. NAOS analysis site plan, including proposed civil improvements and proposed construction envelope concept plan.
- j. Environmental features map, including applicable landforms, protected peaks and ridges, unstable slopes, boulder features, watercourses, vegetation and wildlife habitats, viewsheds, and manmade or fire scarring.
- k. Native plant submittal and revegetation plan and program, including transplanting and/or reseeding methods and the list of plants and density of application.
- l. Geotechnical report for sites with shallow bedrock and/or boulders.
- m. Drainage and grading report and plan.
- n. Archaeology data, reports, and/or plans as required by Chapter 46 of the City Code.

2. *Additional submittal requirements for master planned projects:*

- a. Master environmental design concept plan.
- b. Phasing plan.

- c. Circulation plan.
  - d. Water and wastewater plan.
3. *Additional submittal requirements for preliminary plat and development review board submittals:*
- a. Master environmental design concept plan.
  - b. Cuts and fills site plan.
  - c. Amended development standard justification report.
  - d. Vista/scenic corridors, including cross section details.
  - e. Public trail plan.
  - f. Landscaping plan.
  - g. Color and material samples.
  - h. Wall plans.
  - i. Boulders that exceed six (6) feet in width and six (6) feet in height.
  - j. If proposing modification per Section 6.1070G.1.I. the delineation of natural water courses of fifty (50) cfs or greater flow in a 100-year event.
4. *Additional submittal requirements for single family residential permits:*
- a. Boulders that exceed six (6) feet in width and six (6) feet in height;
  - b. If proposing modification per section 6.1070G.1.I. Delineation of natural water courses of 50 cfs or greater flow in a 100-year event.
5. *Modified submittal requirements.* The City Manager or designee may require additional information to identify or analyze specific environmental conditions, or may waive submittal requirements determined unnecessary for appropriate review of the project.
6. **ADDITIONAL SUBMITTAL REQUIREMENTS FOR LAND DIVISIONS:**
- A. THE LOCATION OF ALL YARDS AS REQUIRED BY THE UNDERLYING ZONING DISTRICT.**
  - B. THE LOCATIONS OF ALL REQUIRED SETBACKS FOR WALLS AND FENCES AS REQUIRED HEREIN (SEC. 6.1071.A.3.D.), THE UNDERLYING ZONING DISTRICT, AND THE FOOTHILLS OVERLAY DISTRICT (6.1004.B.), IF APPLICABLE.**

- C. THE LOCATIONS OF ALL PROPOSED DRAINAGE EASEMENTS.
- D. THE SETBACKS AND REQUIRED MINIMUM BUILDING SEPARATIONS FOR ADJACENT LOTS AND THE LOCATION OF ANY EXISTING IMPROVEMENTS WITHIN FORTY (40) FEET OF THE PROPERTY WITHIN THE PROPOSED LAND DIVISION.
- E. THE LOCATION OF ANY BOULDER FEATURES, ROCK OUTCROPPINGS AND AREAS WITH LAND SLOPES EXCEEDING TWENTY-FIVE (25) PERCENT.
- F. VERIFICATION OF NOTICE TO ALL THE OWNERS OF PROPERTY WITHIN 50 FEET OF THE SUBJECT PROPERTY LINES. THE APPLICANT SHALL INCLUDE DETAILS OF THE NOTIFICATION METHOD AND THE RESPONSE OF THE NEIGHBORS WITH THE APPLICATION.

## Preliminary Plan Process

